

✓ 89-057

67-13

WARRANTY DEED

008169

KNOW ALL MEN BY THESE PRESENTS, THAT I, James A. McBrady of Falmouth, County of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration

paid by J. E. Poulin

whose mailing address is P.O. Box 471
Skowhegan, Maine 04976

TRANSFER
TAX
PAID

the receipt whereof I hereby acknowledge, GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said J. E. Poulin, his heirs and assigns forever,

A certain lot or parcel of land in the Town of Waterville, County of Kennebec, and State of Maine, located at the Intersection of Pleasant Hill Drive and Penny Lane bounded and described as follows:

Beginning at an iron pin marking the most Northerly point of Lot 57; thence heading S 60 Degrees 14' 01" E 150.00' (One hundred fifty and no one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking the Easterly point of said Lot 57; thence heading S 29 Degrees 45' 59" W 200.00' (Two hundred and no one hundredths feet) along Lot 56 to an iron pin marking the most Southerly point of said Lot 57; thence heading N 60 Degrees 14' 01" W 34.10' (Thirty-four and ten one hundredths feet) along Lot 55 to an iron pin marking the corners of adjacent Lots 55 and 44 on the Southerly line of said Lot 57. Thence continuing N 60 degrees 14' 01" W 115.90' (One hundred fifteen and ninety one hundredths feet) along Lot 44 to an iron pin marking the most Westerly point of said Lot 57; thence heading N 29 Degrees 45' 59" E 200.00' (Two hundred and no one hundredths feet) along Lot 43 to the beginning pin.

The above description meaning and intending to describe said Lot 57 as per recorded Subdivision Plan entitled Ridge Road Development and recorded June 22, 1977 in the Kennebec Registry of Deeds recorded in the Kennebec County Registry of Deeds File No. D-77074, as revised by File Number D-7661-15.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

By acceptance of this deed, the Grantee agrees to be responsible for and to pay Waterville Real Estate Taxes for Lot 57.

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TO HAVE AND TO HOLD the aforegranted and bargained premises, with the privileges and appurtenances thereof, to the said J. E. Poulin, his heirs and assigns, to them and their use and behoof forever,

AND I do covenant with the said Grantee, his heirs and assigns that I am lawfully seized in fee of the premises, that it is free of all encumbrances except as aforesaid, and that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS THEREOF, I, James A. McBrady the said Grantor, relinquishes and conveys all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal the 17th day of the month of April, A.D. 1991

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

WITNESS

STATE OF MAINE
COUNTY OF CUMBERLAND

James A. McBrady
JAMES A. MCBRADY
April 17, 1991

Then personally appeared the above named JAMES A. MCBRADY and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]
~~Notary Public/Attorney at Law~~
(Typed name of person taking acknowledgment)

Richard G. Cervizzi

RECEIVED KENNEBEC SS.

1991 MAY -6 AM 9:00

ATTEST: *[Signature]*
REGISTER OF DEEDS